WORKSHOP

HOME SWEET HOME

Renting and Buying Smart

RELOCATION PROGRAM

Moving Made Easy

Welcome

- Introductions
- **N**ature
- **E**xpectations
- **A**genda
- **T**iming

Objectives

- Role of Relocation Program
- Role of Housing Programs
- Budgeting
- Research Neighborhood
- Rent vs. Buy Decision Making
- Rental Process
- Buying Process

Relocation Programs and Services

- Moving counseling and planning
- Moving information and referral
- Workshops and briefings
- Training sponsors
- Maintaining MilitaryINSTALLATIONS and Plan My Move
- In and out processing briefings
- Loan closet

MilitaryINSTALLATIONS

- Individual Installation Files
- Articles on Housing
  - Housing
  - Government Housing
  - Temporary Lodging
- Additional Resources on Housing
- Demonstrate MilitaryINSTALLATIONS
  - http://www.militaryinstallations.dod.mil

Military INSTALLATIONS

Your official DoD source for installation and state resources available to active duty, guard and reserve service and family members.

Installations • View articles, photos, major unit listings and contacts for programs and services worldwide. If you can't find an international location, try visiting the Department of State country information.

States • View articles and local, state and national resource directories

Get started!

Looking for particular installation or state?

Enter an installation [View a directory of installations]

GO »

Or, enter a state

GO »

Looking for specific program or service?

Select a program or service

ALL

Then, enter an installation [View a directory of installations]

Or, enter your postal code

Within

10 miles

GO »

Are you a service provider looking for a program or service across all installations? Simply select the program or service and then choose any installation or enter any zip code. A downloadable directory for all installations will be available on the results page.

Moving to a new assignment?

Take control of your move. Use our customizable calendar tool to create a unique personal moving plan. The calendar contains to do lists, checklists, phone lists, and links to critical moving information from budget planners to choosing a school.

To begin, select your departure date, departure and destination locations and get moving now!

Plan My Move

Take a moment to familiarize yourself with the key ways that the new MilitaryINSTALLATIONS website can help you quickly locate information about your state and installation.

Download user guide (pdf) »

Plan My Move

- Standard 90 day calendar
- Short 6 week calendar for first move
- 4 calendar views depending on departure and destination locations
- Customizable
  - Add, remove, modify tasks
  - Setup email reminders
  - Change length of calendar
- Demonstration Plan My Move
  - http://www.militaryhomefront.dod.mil/moving

Plan My Move
Take control of your PCS move

eNewsletters
Subscribe now and stay informed

Commissaries and Exchanges we serve you!

USA4 MilitaryFamilies

QOL Resources
Calendar of Events
Casualty Assistance
Glossaries
Heroes to Hometowns
Link To Us
MC&FP eMagazine Archives
HOMEFRONTConnections
MilitaryHOMEFRONT Newsroom
MilitaryHOMEFRONT Toolbox
National Resource Directory
eNewsletter Archives
Personnel Locators
Reports
RSS Feeds
Social Networking Guide

have you moved enough to already know the ropes? Skip the customizable tools and start getting to know your new location. Don't live near an installation but need resources in your state, find them here! Moving overseas to a small or remote location, visit Department of State international travel resources.

Enter an installation [View a directory of installations]

GO »

Enter a state

GO »

Plan My Move

Create a personal moving calendar with checklists, phone lists, to do lists and links to critical moving processes and information. Find budget planners, housing applications, household goods customer satisfaction surveys and much more.

Where are you currently stationed?

Enter Installation Name or Location above or click here for the installation lookup screen.

Where are you being reassigned?

Enter Installation Name or Location above or click here for the installation lookup screen.

When do you plan to depart? 25-NOV-2009

DD-MON-YYYY (e.g. 01-JAN-2000)

Is this your first move?
(Designed for service and family members moving from advanced training.) ○ YES ◉ NO

Do you have a family member with special needs? ○ YES ◉ NO

Do you want to customize your calendar or return to one you had previously customized? ○ YES ◉ NO

GO »

New to the military? It's never too early to prepare for your first relocation. The key to a successful move is proper planning. Moving 101 gives you a jump start! »

Can't find what you are looking for? Contact Us »

Military OneSource

- Relocation Essentials
- Library
- One on one financial counseling
- Demonstration of Military OneSource

Military OneSource.com
A 24/7 Resource for Military Members, Spouses & Families
1-800-342-9647

Community Information

Relocating is a big step. In addition to finding a home, you need to make sure the community you are considering really suits your needs. The key is to gather as much information as possible about your prospective community so you can make an informed decision. Below, you can learn about and compare various cities, states, and communities throughout the United States.

Cost of Living

Compare the cost of living of various cities and regions you are considering.

Learn More >>

School Report Cards

Find out important facts about area schools and school districts in your new area of residence.

Learn More >>

Community Comparison

Preview and compare community data of various cities you are considering.

Learn More >>

Salary Analyzer

Find out how your occupation, experience level, and current salary compare to other cities.

Learn More >>

Crime Reports

Get the latest and most accurate statistics for any city in the United States.

Learn More >>

Community Explorer

The perfect tool for narrowing down or finding that perfect neighborhood.

Learn More >>

Calculators

Use our suite of calculators to help you sort your relocation finances.

Learn More >>

Jobs Network

Look for the great jobs throughout the United States.

Learn More >>

Powered By:
Relocation essentials.com

Government Housing Programs

- Housing Office
- Housing Referral Office
- AHRN
- Housing Privatization
- Overseas Housing Furniture Program
- Demonstrate AHRN – http://www.ahrn.com
- Demonstrate Services Housing OneStop websites – https:// onestop.army.mil
- Navy and Marine Corps – http://www.housing.navy.mil/onestop/
- Air Force – secure website

ARMY HOUSING

U.S.ARMY

OneStop Home Army Installations

ARMY HOUSING

ONESTOP™

Your one-stop source for Army Housing Information - Worldwide.

Army Housing OneStop is the official Army website for soldiers who need information about Military Family Housing (MFH), Unaccompanied Personnel Housing (UPH) and/or Community (Off-Post) Housing. It includes both comprehensive and quick-reference information for Army installations worldwide. Floor plans, photo tours, policies and procedures, programs and services, waiting list information, BAH/OHA, forms, contact information, utilities, schools, maps and much more!

Select an Installation

START HERE

SELECT AN INSTALLATION

LOOK-UP BY LOCATION

A-Z LOOK-UP

SELECT A TOPIC

WAITING LIST

FLOOR PLANS & PHOTOS

BAH / OHA

UPH

HOUSING OFFICES

HOUSING PROGRAMS

FAQS

PERSONAL PROPERTY / HHG

RELOCATION ASSISTANCE

OTHER HELPFUL LINKS

MFH Waiting List | MFH Floor Plans | MFH Photo Tours | BAH/OHA | UPH | Housing Offices

NAVY / MARINE CORPS HOUSING

ONE STOP™

Your one-stop source for Information - Worldwide.

Navy/Marine Corps Housing OneStop is the official government website for sailors and marines who need information about Military Family Housing (MFH), Unaccompanied Personnel Housing (UPH) and/or Community (Off-Base) Housing. It includes both comprehensive and quick-reference information for 80+ Navy and 17+ Marine Corps installations worldwide. Floor plans, photo tours, policies and procedures, programs and services, waiting list information, BAH/OHA, forms, contact information, utilities, schools, maps and much more!

Select an Installation

START HERE

SELECT AN INSTALLATION

SEARCH BY LOCATION
A-Z SEARCH
ALL NAVY
ALL MARINE CORPS

SELECT A TOPIC

WAITING LIST
FLOOR PLANS & PHOTOS
BAH / OHA
UPH
HOUSING OFFICES
HOUSING PROGRAMS
FAQS
PERSONAL PROPERTY / HHG
RELOCATION ASSISTANCE
OTHER HELPFUL LINKS

MFH Waiting List | MFH Floor Plans | MFH Photo Tours | BAH/OHA | UPH | Housing Offices

Budgeting for Housing

- Budget Elements
- Income
- Credit Rating
- Expenses
- Down payment
- Interest Rates
- Reimbursements
- Demo Ginnie Mae rent v. buy decision tool – http://www.ginniemae.gov/rent_vs_buy/rent_vs_buy_calc.asp?Section=YPTH
- Demo Ginnie Mae – how much house can you afford to buy – http://www.ginniemae.gov/2_prequal/intro_questions.asp?Section=YPTH

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Affordability Calculator
Loan Estimator
Finding a Lender
Homeownership Information Center
Housing Resources
Keyword Search
YPTH Site Map
> HOMEZONE (KIDS' SITE)

Buying vs. Renting

Use the calculator below to compare the advantages and considerations of owning vs. renting a home.

Note:

• Current Rent:	$750
• Purchase Price of Home:	$150,000
• Percentage of Down Payment:	10%
• Length of Loan Term (years):	30
• Interest Rate:	7.5%
• Years You Plan to Stay in This Home:	10
• Yearly Property Tax Rate:	1%
• Yearly Home Value Increase Rate:	2%

Refresh Calculate

NOTE: This calculator is best viewed with a browser such as Internet Explorer, Netscape 6 or greater, or Firefox. Users with other browsers are advised that they may or may not be able to execute the full functionality of this calculator.

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How Much Home Can You Afford?

Providing the information below will allow you to calculate how much you can afford to spend on a home. However, many additional factors play a part in the loan qualification process.

Note: *Indicates information is required.

Income Information

Gross Income*: $
(use worksheet) Yearly

Include:
- Salary
- Tips
- Bonuses & Commission

Monthly Debt Information

Minimum Credit Card Payment*: $
Car Payment*: $
Other Monthly Obligations*: $

Other Monthly Obligations Include:
- Child Support
- Alimony
- Student Loans

Get Estimate

Choosing a Neighborhood

- Considerations
  - Location
  - Touring
  - Needs
  - Schools
  - Safety
  - Military Community

Evaluating a Neighborhood

- Traffic
- Children
- Word of mouth
- Interview neighbors
- Time of day
- Noise
- Visual aesthetics

Renting – The Process

- Determine needs
  - Community
  - Housing
- Determine price range
- Conduct housing search
- Lease process
- Insurance
- Move out
- Renting a home

Renting – The Process

- Determine Community and Housing Needs
  - Rooms
  - Children
  - Pets
  - Parking
  - Style
  - Neighborhood
  - Commute

Renting – The Process

- Determine Price Range
  - 25% rule
  - Utilities
  - Insurance
  - Amenities
  - Deposit(s)

Renting – The Process

- Conduct Housing Search
  - Meet requirements
  - Investigate less obvious
    - Maintenance
    - Insects
    - Security
    - Noise
- Demo Apartment Hunting Worksheet

Renting – The Process

- Leasing
  - Legal document
  - Protects rights
  - Explains responsibilities
  - Illegal provisions
- Application
  - Credit report
  - Application fee
  - References

Renting – The Process

- Lease Provisions
  - Description of property
  - Duration of lease
  - Military clause
  - Rent due
  - Deposits
  - Late charges
  - Maintenance responsibilities
  - Utilities included
  - Parking
  - Use of common property
  - Pet policies
- Illegal Provisions

Renting – The Process

- Security deposits
  - Waiver programs
  - Purpose
  - Refund
  - Interest
- Role of legal and housing office
- Handout Property Checklist

Renting – The Process

- Fair Housing Rights
  - Tenant entitlement
  - Landlord entitlement
- Tenant – Landlord Relations

Renting – The Process

- Insurance
  - Your responsibility
    - Personal property
    - Personal injury
    - Fire, theft
    - Apartment security
  - Property responsibility
    - Property
    - Injury
    - Fire
    - Security

Renting – The Process

- Moving Out
  - Condition
  - Refunds
  - Disputes
  - Evictions

Renting – The Process

- House
  - Agreement v. Lease
  - Advantages
    - Privacy
    - Space
    - Storage
    - Parking
  - Disadvantages
    - Absentee landlord
    - Addition costs (utilities, yard)
    - No protection under Fair Housing Laws

RELOCATION PROGRAM

Moving Made Easy

Buying- The Process

Kevin E. Russell, SCRP
Senior Vice President, Cartus Home Loans

CARTUS Home Loans

here]

12th Annual Joint Services/Agency/ERC Relocation Training Conference

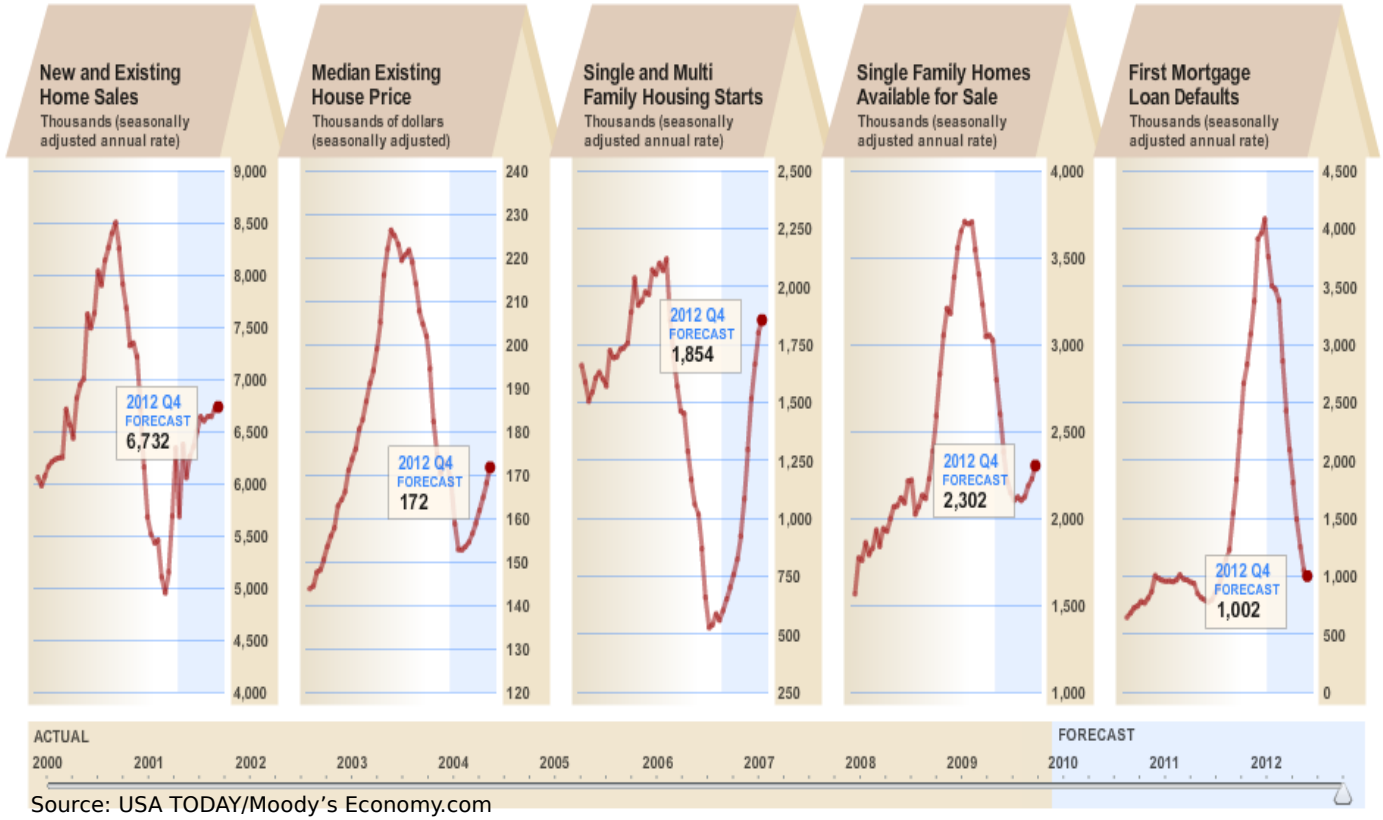
Buying – The Process

- Role of real estate agent
- Buying a house
- Obtaining a mortgage

U.S. Housing Market

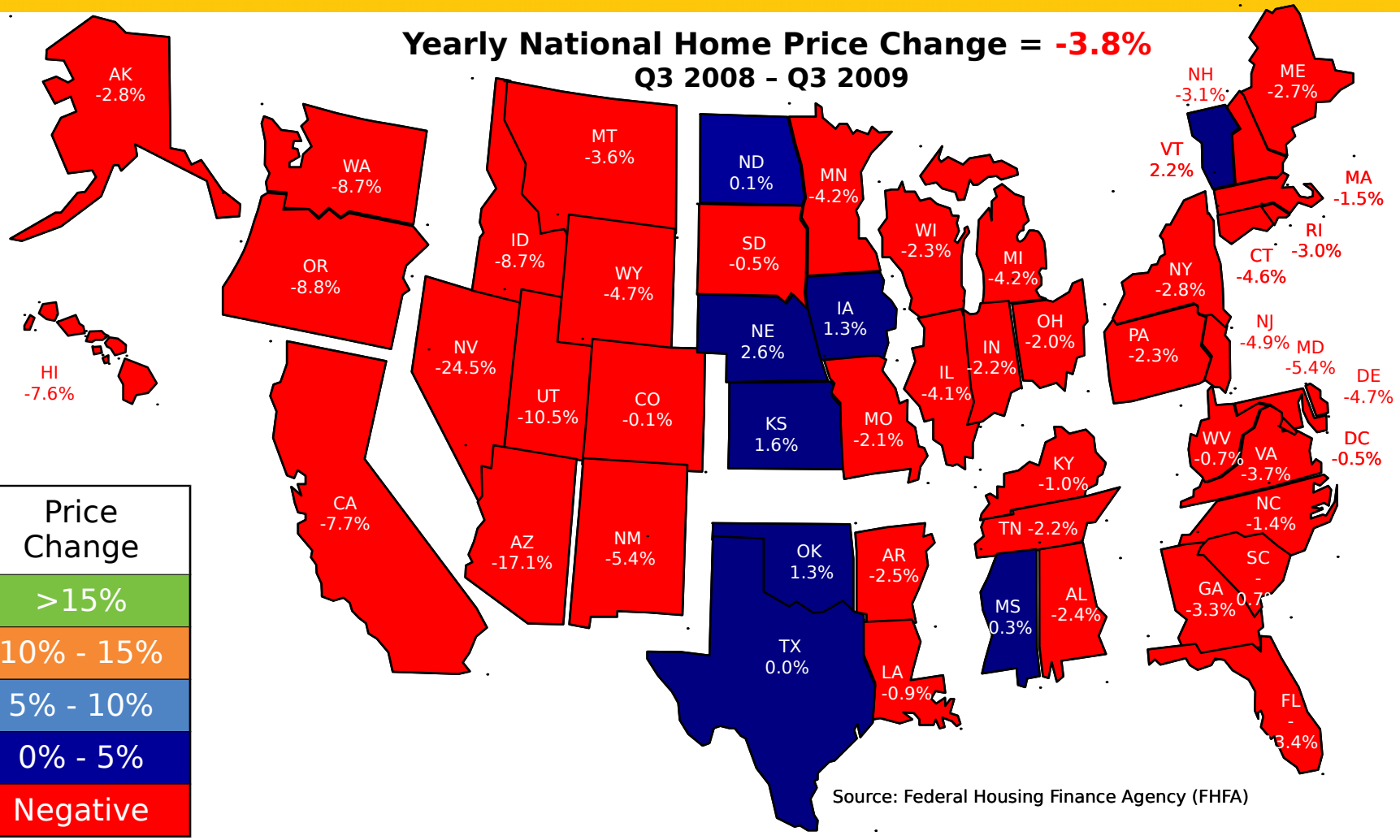
Tracking the U.S. housing market's rise, fall and rebound

These five charts show the housing industry's boom and bust this decade and forecast the possible course of its recovery the next three years, as reflected in home sales, home prices, housing starts, the supply of homes available for sale and mortgage defaults. All data is quarterly.

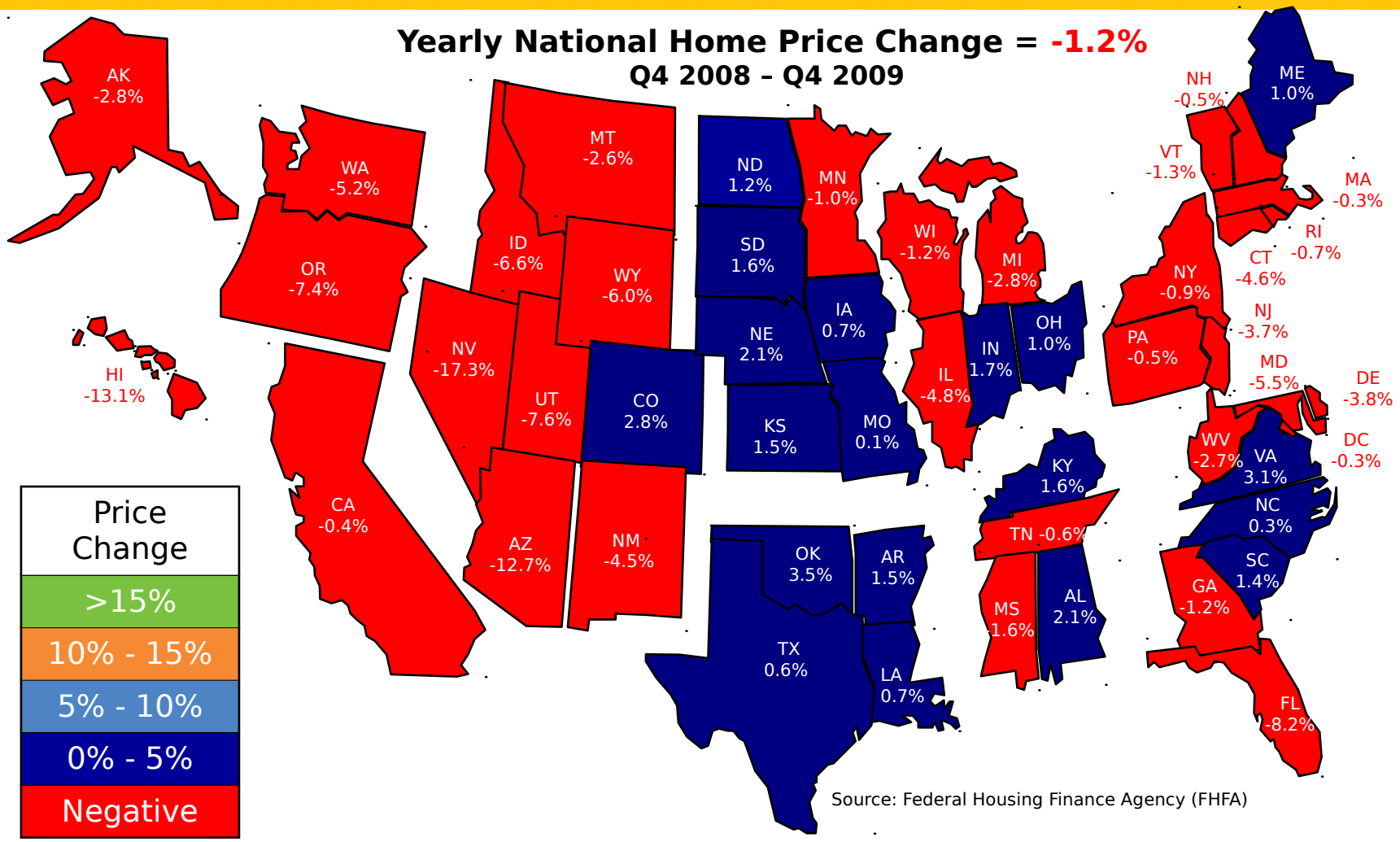


Source: USA TODAY/Moody's Economy.com

FHFA Home Price Index – Q3 09



FHFA Home Price Index – Q4 09



Buying – The Process

- Real Estate Agent
  - Use
  - Types
  - Brokers
  - Qualifications

Buying – The Process

- Home Economics
- Steps
  - Organize
  - Watch
  - Negotiate
  - Elevate
  - Read

http://www.hud.gov/news/homeeconomics.pdf
Google
Search
Bookmarks
Check
Translate
AutoFill
lindas...
TAR - View
TAR - View
TAR - View
Ginnie Mae: ...
Ginnie Mae: ...
http://w...
Page
Tools
1 / 2
58.1%
Find

E ELEVATE YOUR CREDIT SCORE

The importance of good credit is a fact of life. Banks and credit card companies decide whether to lend you money and what interest rates you will pay based on your credit score. Be prepared to examine past choices and, if necessary, to change your money habits. Decisions you make today will impact your future options.

Annual Credit Report Check the accuracy of your credit report annually for free: https://www.annualcreditreport.com. To obtain your credit score for a fee, contact the three major credit reporting agencies: Equifax (1-800-685-1111) TransUnion (1-800-916-8800) Experian (1-888-397-3742)

ABCs of Homebuying HUD's series of Internet videos guides you through the credit and homebuying process. http://www.hud.gov/webcasts/archives/homebuyall.cfm

Resident Opportunities and Self-Sufficiency (ROSS) Homeownership and credit counseling for families in public housing or receiving Housing Choice Voucher (Section 8) assistance. Contact your local public housing agency: http://www.hud.gov/offices/pih/pha/contacts/index.cfm

Home Loan Learning Center Information on credit scores and reports, cost comparisons, and steps to take to qualify for a loan. https://www.homeloanlearningcenter.com

R READ (AND UNDERSTAND) THE FINE PRINT

Consumers have more ways than ever to buy a home. Know your rights. Homebuyers should understand their mortgage contract and be on the look-out for scam artists and predatory lenders. A HUD-approved housing counselor (1-800-569-4287) can help.

Borrowers' Rights HUD offers a complete list. http://www.hud.gov/borrowersrights

Predatory Lending HUD has suggested a variety of ways to protect yourself from predatory lending. http://www.hud.gov/loanfraud

For resources in your area: https://www.hud.gov/buyersful

Fair Housing Housing discrimination based on your race, color, national origin, religion, sex, family status, or disability is illegal. If you have been trying to buy or rent a home or apartment and you believe your rights have been violated, you can file a fair housing complaint. Go to: https://www.hud.gov/complaints

HUD expressly does not endorse, sanction, or promote any product, program, service, or enterprise for any private for-profit or nonprofit organization, listed herein.

HOME ECONOMICS

Own Your Future

U.S. Department of Housing and Urban Development

Unknown Zone

FIND HOMES

3,917,221 Real Estate Listings, Homes for Sale & Rental Properties.

Bethesda, MD

Search

Examples: las vegas, nv - 90210 - west 23rd, new york, ny 10010

Buy Rent | Price Range to | Beds Any | Baths Any | More Options

Search by MLS # | Search Assist

Listings last updated 1 minute ago

9927 Stephanie Ln, Hagerstown, MD 21740
$191,900 | 3 Bed | 2 Bath
Save Listing

Find Home Values

A complete view of the real estate market with:

- 4 million properties for sale
- 38 million properties sold
- 80 million total properties

Find real value in your home search. GO

Find a REALTOR®

City:

State: State | Go

Why use a REALTOR®?

TOOLS & TRENDS

Commercial Real Estate

HOW MUCH ARE HOUSES WORTH NOW?

Get a free home value report for your neighborhood

Street Address:(optional) Zip Code: Go

Single Family Home | Condo/Townhouse

National Association of REALTORS®

Advertisement

Shop Now, Pay Later!

With low monthly payments!*

APPLY TODAY

Now You Can℠ FINGERHUT

*with your Fingerhut Credit Account issued by CIT Bank.

Buying in a buyer's market

Partners, tools and resources for buying a Fannie Mae home.

Homebuyers

Overview

Home Buying Process

Avoid Predatory Lending

Understanding Escrow

Support for Renters

HomePath.com

Resources & Tools

Counseling Services

Helpful Links

Glossary of Terms

Home Buying Basics

If you are a first-time homebuyer or haven't bought a home in a while, this guide will offer valuable information about buying a home.

1 Gather the information you will need to qualify for a home mortgage

Before you can buy a home, you will need to secure financing. Be ready to provide a mortgage lender with the following information:

Income and Employment

- What is your current income?
- Are you employed?
- Do you have a history of steady employment?

Down Payment

Your lender will ask how much money you have available for a down payment. A down payment of 20

Buying – The Process

- Types of mortgages
- Questions for lenders
- Qualification process
- Loan application
- Closing

elcome to the Loan Guaranty Home Loan Program

DF Documents - To read PDF documents, you need a PDF viewer. Links to viewer software can be found at this link.

W! VA Announces the newly revised Handbook for Design - Specially Adapted Housing for Wheelchair Users. To see it, please go to is link. For more news, please click on this link. To see all Loan Guaranty circulars, please click on this link.

r answers to questions on some of our most requested subjects, click on the following links:

- What's New *Updated 10/06/2009
- Veteran's Information Portal (VIP)
- Veteran's Information Portal (VIP) Help Desk
- VA Regional Loan Centers
- General Eligibility Questions, including how to get a Certificate of Eligibility
- Frequently asked questions (FAQ)
- Information on VALERI *Updated 11/24/2009
- Training, Live Broadcasts and On Demand Training
- Specially Adapted Housing *Updated 9/30/2009

e ask that you report any non-working links, and misspellings to our Webmasters. **Please limit your questions to website related issues ly.** Our webmasters cannot answer loan specific questions about the Home Loan program, they are responsible for content only. Additionally, ease **do not** send your SSN or Service Number in any email correspondence.

Buying in a buyer's market

Partners, tools and resources for buying a Fannie Mae home.

Homebuyers

- Overview
- **Home Buying Process**
- Avoid Predatory Lending
- Understanding Escrow
- Support for Renters
- HomePath.com

Resources & Tools

- Counseling Services
- Helpful Links
- Glossary of Terms

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Income and Employment

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- Are you employed?
- Do you have a history of steady employment?

Down Payment

Your lender will ask how much money you have available for a down payment. A down payment of 20 percent or more of the home purchase price demonstrates your commitment to long-term homeownership and provides you with immediate equity in a new home.

Credit History

Your lender will review your credit history — how well you've paid your bills in the past — by reviewing your credit report. The lender will consider how much you owe on credit cards, car payments, student loans and

Buying – The Process

- Loan Closing
  - Rights
  - New laws
  - Consumer protections

Mortgage Market Overview

Credit Scores	***INCREASED*** **Credit score requirements have been increased for most mortgage programs.**
Down payments	***HIGHER*** **Down payment requirements will vary depending upon factors such as loan program, credit score, property location, property type, and debt ratios.**
Debt ratios	***LOWER*** **Debt-to-income (DTI) ratios are held to much stricter standards.**
Documentation	***INCREASED*** **All mortgage programs now require full documentation; including income & assets.**
Appraisals	***MORE CONSERVATIVE*** **Due to market conditions there have been an increased number of appraisals coming back at values lower than expected.**

Mortgage Market Overview

Condominiums	***CAUTION!*** **These property types require special reviews and longer processing times to ensure specific underwriting guidelines are met..**
Processing Times	***LONGER*** **Processing times are longer and vary from program to program.**
Loan limits	***HIGHER*** **2010 Conventional and FHA limits have been set at up to $729,750 in certain high cost areas.**
Relocation Guidelines	***CHANGING*** **Some relocation guidelines have changed.**
Turning a departure home into rental property	***MORE CONSERVATIVE*** **Tougher qualifying guidelines are in place.**

Questions

- Review Expectations
- Follow up – Due Outs
- Review Resources
  - Websites
  - Handouts
- Evaluations

RELOCATION PROGRAM

Moving Made Easy

Created for you by the Department of Defense
Relocation Program

Providing policy, tools, and resources to further enhance the quality of life of service members an
their families